



Inspection Report

John Sample

Property Address:

999 Sample Drive
Beebe AR 72012



HomeSpects of Arkansas

Keith Caldwell HI-1773
P.O. Box 6628
Sherwood, AR 72124-6628
(501) 500-5665



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GENERAL SUMMARY



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Customer

John Sample

Address

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This "General Summary" lists deficiencies that you may decide need immediate attention. This General Summary contains safety, security, and "big ticket" items that will need to be addressed/repared. Any issues that affect the habitability of the home will be in the General Summary (i.e., roof leaks, plumbing leaks/clogs, water pressure issues, non-working installed appliances, Heating/Air Conditioning Issues, etc.). Structural issues will also be included in the General Summary. Most Electrical issues fall into the "Safety" category and are usually included. The General Summary is only a small portion of the entire inspection report. In addition to the General Summary, Clients are encouraged to read the **ENTIRE REPORT** to see other items needing attention/monitoring/repairs; and items that are working currently, but may be approaching or past the later stages of their useful life expectancy. Should there be areas that cannot be inspected, for whatever reason, you are encouraged to have that area inspected by a technically qualified, licensed and competent contractor prior to completing your purchase. The entire report includes this General Summary, the Blue List, the Report and all Photographs. Again, You are encouraged to read the ENTIRE REPORT before making any decisions.

This inspection, which is an examination of systems or components of the building using normal operating controls and opening readily accessible panels, reflects the visual conditions of the property at the time of the inspection only. A readily accessible panel is one that is provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person and is not sealed/screwed in place. *Readily accessible means that the system or component is available for inspection without moving personal property, dismantling, or destructive measures or any action that will involve risk to person or property. Normal operating controls are devices such as thermostats, switches or valves intended to be operated by the homeowner.* A home inspection is the process we use to visually examine a home and describe its systems and components. Any deficiency noted should be investigated and/or repaired prior to closing. Hidden or concealed defects cannot be included in this report although hidden damage may exist. Any area identified as inaccessible may have hidden damage that cannot be verified. Those areas should have further inspection by the applicable technically qualified, licensed and competent contractor.

Terms such as *appears serviceable, adequate and functional*, as contained in the inspection report, mean that, in the opinion of the Inspector, based solely on visual inspection, that the item is still performing its intended function (i.e. the refrigerator keeps food cold, the water heater heats water). These terms should not be taken to imply the item is in "like

new" condition. These terms indicate that no indications of defects were observed during the inspection.

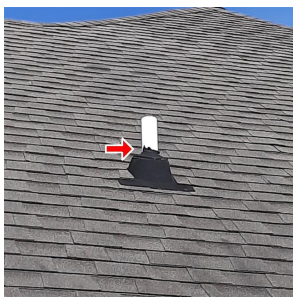
*Systems or components (if any) that are shut down, meaning they cannot be operated by **normal operating** controls, are not inspected* and are identified throughout the report. No warranty or guarantee is either expressed or implied. This report is not an insurance policy, nor a home warranty service. Due to varying insurance standards, it is recommended that your insurance company be contacted to verify insurability of the house prior to closing.

The inspection has revealed that *the following items should be addressed*. Each of these items will likely require further evaluation and repair. A further evaluation simply means the examination and analysis by a qualified professional, trades person or service technician beyond that provided by a home inspection. This inspection advises you to obtain competitive estimates for these items. Other items are also noted in the Blue List and/or the enclosed full report and should receive eventual attention, but none of them affect the habitability of the house as of the date of Inspection. The majority are the result of normal wear and tear.

3. ROOFING/ATTIC

3.2 FLASHING MATERIAL CONDITION

Neoprene seal appears to be damaged at right side of structure. Sheathing has a radiant barrier on its underside in attic which conceals material. Cannot determine if an active leak exists. Roof leak potential. Recommend repair by licensed roofing contractor.



3.2 Item 1 (Picture)

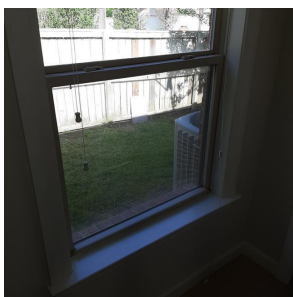


3.2 Item 2 (Picture)

8. INTERIORS

8.1 WINDOW CONDITION

Window will not latch properly in hall bedroom. Adjustment/repair needed. This is a security issue.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)



8.1 Item 3 (Picture)

9. KITCHEN/LAUNDRY/UTILITY ROOM

9.2 RANGES/OVENS/COOKTOPS

No anti-tilt device installed. THIS IS A SAFETY ISSUE.



9.2 Item 1 (Picture)

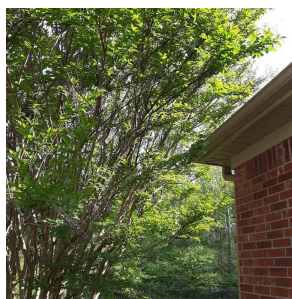
13. GROUNDS

13.2 LANDSCAPING

(2) Trees overhanging or touching roof; Damage is possible; Recommend trimming



13.2 Item 3 (Picture)



13.2 Item 4 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous

substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

SUGGESTIONS FOR EVERY HOME:

1. Exterior door locks should be either re-keyed or changed, unless you are positive that you are in possession of all keys.
2. Clothes washer hoses should be replaced no less than once every five to eight years. Numerous house fires are started each year due to dryer lint accumulation in the dryer vent pipe. We recommend dryer vents be cleaned at least twice each year. Also, it is recommended that the dryer vent be made of metal rather than plastic.
3. Remember to change smoke alarm batteries twice each year.
4. The Consumer Product Safety Commission issues recall notices on a regular basis concerning specific building appliances. Should you suspect any appliance in your home may be affected, please visit their website : www.cpsc.gov
5. Client may want to consider the purchase of a Home Warranty.
6. We recommend the use of surge protection systems for TVs, computers, etc.
7. Please keep guns and ammunition secured and the gun cabinet keys in a safe place.
8. The Arkansas Energy Office has numerous free material to help you reduce your energy costs and improve your comfort. Contact them at www.EnergyEfficiencyArkansas.org or www.ArkansasEnergy.org or 501-682-7396.
9. It is recommended that each family take the time to develop a fire evacuation plan in case of an emergency. This should include how to safely get out of the home, establish a designated meeting place away from the home, and dialing "911" from either a cell phone or a neighbor's. Teach your family this plan and practice occasionally.

Once again we would like to thank you for choosing Homespects of Arkansas.

Sincerely,

Keith Caldwell

AR Licensed Home Inspector HI-1773

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Keith Caldwell

BLUE LIST



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Address
999 Sample Drive
Beebe AR 72012

This "Blue List" contains items that may need monitoring or repairs at some point, but do not affect the habitability of the home **as of the date of inspection**, and do not require the immediate attention like items placed in the *General Summary*. Examples may be a noisy garage door opener, a noisy garbage disposal, interior door hardware issues, a slight faucet drip, hairline tile cracks, etc. Any system or component that is still serviceable but **nearing, at, or past the end of its typical life expectancy** will usually be included in the Blue Summary... UNLESS there are other obvious defects/damage that lead the inspector to placing in the General Summary. The purpose is to give the Client awareness of items which should be budgeted for in the future. Typically Real Estate Professionals focus mostly on items in the *General Summary* when negotiating with Sellers, but it is **THE CLIENT'S DISCRETION** in choosing which items are most important to call out. There may be items in this Blue List that the Client feels are very important and need to be addressed before purchasing the property, just as there may be items in the General Summary that the Client isn't concerned with. Please see the General Summary header for other information. We recommend reading the Entire Report to see all items and pictures. There are some cosmetic issues and other less important items that are on neither summary/list.

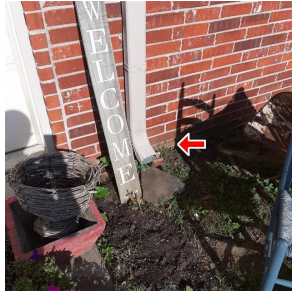
3. ROOFING/ATTIC

3.3 GUTTERS AND DOWNSPOUTS

(1) Recommend extensions on downspouts to steer water away from foundation.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)



3.3 Item 3 (Picture)



3.3 Item 4 (Picture)



3.3 Item 5 (Picture)

(3) No deflectors installed on guttering at valleys. Recommend installation to help prevent water from running over the guttering .

4. PLUMBING

4.8 WATER HEATER CONDITION (1)

(2) No emergency drain pan provided. Water heater is adjacent to living area at a higher elevation. A drain pan is recommended with a drain line to the exterior.



4.8 Item 1 (Picture)

(3) Water Heater is original to structure. This unit had a 6 year warranty originally. At later stages of life expectancy. As of date of inspection, unit was operating and there is nothing to indicate imminent failure. Monitor.

5. HEATING/VENTILATION

5.0 HEATING SYSTEM CONDITION

(2) Manufacture date of Air Handler/Emergency Heat in attic is 2006. Unit does operate properly as of date of inspection. I recommend to maintain a service contract on the unit (as well as the Heat Pump) to extend life of unit as long as possible. Units of this age are typically nearing the end of their service life, but can last longer with proper servicing. I did not see or hear anything unusual the date of inspection that would lead me to believe either unit is near imminent failure.

5.7 FIREPLACES/SPACE HEATERS/WOOD STOVES

Recommend cleaning to remove dust.



5.7 Item 1 (Picture)

6. AIR CONDITIONING/FANS

6.0 AIR CONDITIONING SYSTEM CONDITION

(2) Manufacture date of Heat Pump is 2006. Unit does operate properly as of date of inspection in "heat" and "cool" modes. I recommend to maintain a service contract on outside unit (as well as the Emergency heat in attic) to extend life of unit as long as possible. Units of this age are typically nearing the end of their service life, but can last longer with proper servicing. I did not see or hear anything unusual the date of inspection that would lead me to believe either unit is near imminent failure.

7. ELECTRICAL SYSTEM

7.5 SWITCHES AND OUTLET CONDITION

Fluorescent lights under kitchen cabinets by sink current not operable/missing bulb. I believe the controlling switch is the far right on the 3 gang behind sink. Recommend further testing/bulb replacement.



7.5 Item 1 (Picture)

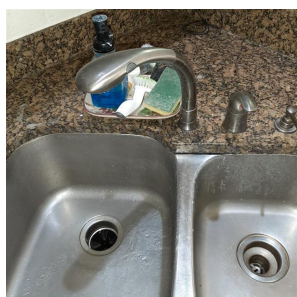


7.5 Item 2 (Picture)

9. KITCHEN/LAUNDRY/UTILITY ROOM

9.0 KITCHEN SINK/FAUCET CONDITION

Slight faucet drip. Recommend repair or replacement as Client sees fit.

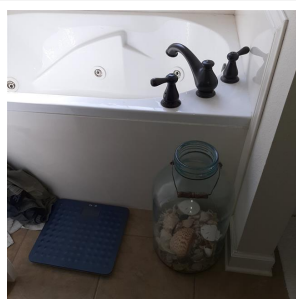


9.0 Item 1 (Picture)

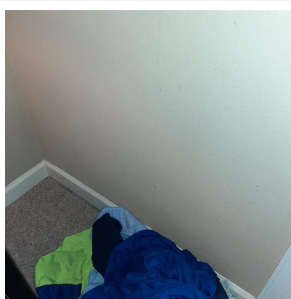
10. BATHROOM (1)

10.3 TUB AND SHOWER AREA

(3) No access to jetted tub components. Recommended.



10.3 Item 3 (Picture)



10.3 Item 4 (Picture)

10.4 VENTILATION SYSTEM

Exhaust vents terminate in attic. this could lead to moisture problems in the attic. Monitor. If any moisture signs become apparent, it is recommended to vent to exterior.



10.4 Item 1 (Picture)

11. BATHROOM (2)

11.4 VENTILATION SYSTEM

(2) Exhaust vents terminate in attic. this could lead to moisture problems in the attic. Monitor. If any moisture signs become apparent, it is recommended to vent to exterior.

13. GROUNDS

13.2 LANDSCAPING

(1) Plants should be trimmed at least 12 inches from structure



13.2 Item 1 (Picture)



13.2 Item 2 (Picture)

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Date: 3/10/2021	Time:	Report ID:
Property: 999 Sample Drive Beebe AR 72012	Customer: John Sample	Real Estate Professional:

Additional Comments: Should there be deficiencies identified that require the services of appropriate, technically qualified, competent, and licensed professionals, it is recommended that you obtain competitive bids from at least 3 individuals or companies. Should any system be shut down, not inspected, or not tested for any reason, it is recommended that the appropriate, technically qualified, competent, and licensed professional make further evaluations prior to closing.

In Attendance:

Seller only

Surrounding Area:

Suburb

Weather:

Clear

Soil Conditions:

Dry

Temperature:

51-60 F

Main Entry Direction:

South

Estimated Year of Construction:

2006

Constructed Date Determined From::

Public Records

Property Type:

Single Family

Number of Stories:

1

Type of Foundation:

Supported Slab

Is House Occupied?:

Yes

Water Source:

Public

Sewage Disposal:

Public

Electricity Status:

On

Gas Status:

On

Water Status:

On

RESULTS AT A GLANCE

119

ITEMS INSPECTED
Total number in report.

17

SUMMARY COMMENTS
Total number in report.

58

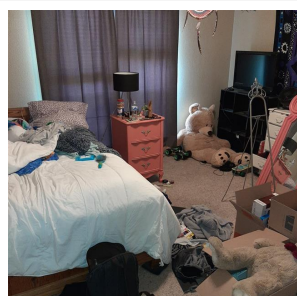
PHOTOS
Total number in report.

1. LIMITATIONS

ITEMS: LIMITATIONS

1.0 PICTURES REFLECTING LIMITATIONS

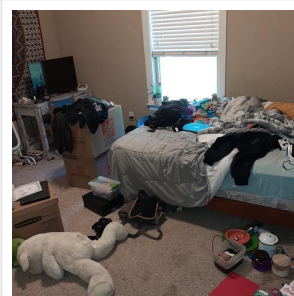
The pictures below reflect limitations due to occupancy: (Example: Furniture or stored items may cover microbial growth or inoperative/damaged electrical outlets)



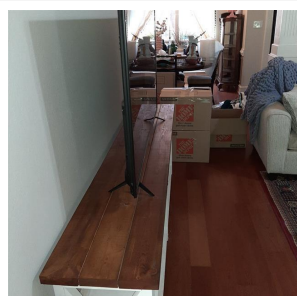
1.0 Item 1 (Picture)



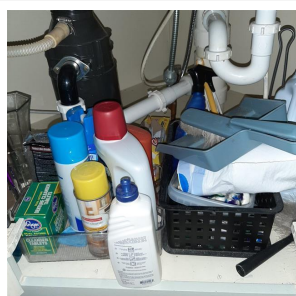
1.0 Item 2 (Picture)



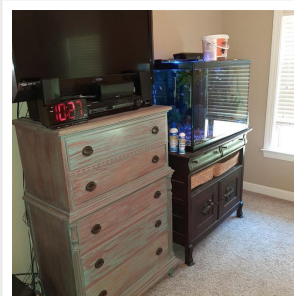
1.0 Item 3 (Picture)



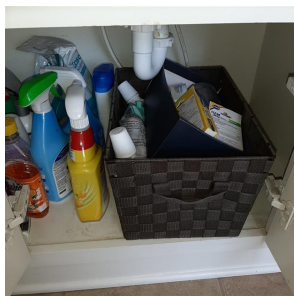
1.0 Item 4 (Picture)



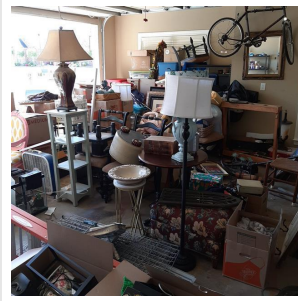
1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)

🏠 2. STRUCTURE/EXTERIOR

📋 DESCRIPTION

Within this section, you will find the inspector has inspected structural components including the foundation and framing. A structural component is a component that supports the forces and weights of both dead and live loads. The inspector will have probed a representative number of structural components where deterioration is suspected or where clear indication of potential deterioration exists. Probing is not accomplished when such probing would damage any finished surface or where deterioration is visible or presumed to exist. The inspector has inspected the siding (exterior wall covering and cladding); chimney and vents; all exterior doors; attached decks, balconies, stoops, steps, porches and their railings; eaves, soffits and fascias where accessible from the ground level; and vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building; adjacent or entryway walkways, patios and driveways. You will find a description of the method used to inspect the underfloor crawlspace and the attic; the foundation; the floor structure; the wall structure; the ceiling structure and the roof structure. You will find a description of the siding and the chimney. Areas which are hidden or concealed by finished materials or stored items cannot be inspected and are not included in this report. Typical cracks are defined as minor cracks that do not represent a structural problem. Major cracks cause the routine recommendation for further evaluation by a Structural Engineer. Surface drainage should allow for the drainage of water away from the building foundation. Concrete will crack as part of the drying process. All concrete slabs will experience some cracking. Installed floor coverings, carpet, tile, etc. will hide all but the most severe cracks. Inspections are visual in nature and therefore the condition of flooring can usually not be determined.

✂️ STYLES & MATERIALS: STRUCTURE/EXTERIOR

Exterior Walls:

Brick

Trim:

Metal

Main Entry Door:

Metal

Garage Entry Door:

Metal

Rear Entry Door:

Metal

Foundation:

Supported slab

👁️ ITEMS: STRUCTURE/EXTERIOR

2.0 EXTERIOR WALLS

Appears serviceable

2.1 EXTERIOR WALLS ADDITIONAL COMMENT

It is not possible to verify and inspect required flashings that are concealed by brick veneer and other types of exterior claddings. Invasive testing is required to perform this inspection and invasive testing is destructive and therefore outside the scope of a Home Inspection. Further investigation may be required if there is evidence of problems. Typical cracks are defined as cracks less than 1/4 inch in width.

2.2 TRIM

Appears serviceable

2.3 TRIM ADDITIONAL COMMENT

While gutters are recommended for every home, their presence does conceal the fascia board or metal. Therefore, if gutters are installed, the fascia board or metal may not be visible for inspection.

2.4 CHIMNEY ADDITIONAL COMMENT

Wood and gas burning chimneys are recommended to be cleaned annually or upon change of ownership by licensed and technically qualified chimney sweep in order to prevent the accumulation of creosote, a flammable by-product of fossil fuels. The National Fire Prevention Association recommends, as do we, that chimneys be inspected by a technically qualified and licensed chimney sweep upon transfer of property or any event that may have damaged the chimney.

2.5 EXTERIOR DOOR (MAIN)

Appears serviceable

Door bell appears serviceable

Hardware appears operational; Tempered glass

2.6 EXTERIOR DOOR (GARAGE ENTRY)

Appears serviceable

2.7 EXTERIOR DOOR (REAR)

Appears serviceable

Hardware appears operational

Tempered glass

2.8 FOUNDATION CONDITION (SLAB)

Appears serviceable; However, slab is not visible due to floor covering.

2.9 FOUNDATION MATERIAL CONDITION (BASEMENT/CRAWLSPACE)

Appears serviceable. Hairline crack visible in brick veneer at rear left corner. This is minor. Monitor.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 3. ROOFING/ATTIC

📄 DESCRIPTION

Within this section, you will find that the inspector has inspected the roofing materials, drainage systems, exposed flashings and roof penetrations. A description of the roofing materials and the method used to inspect the roofing is also provided. The inspector's opinion concerning the quality and condition of the roofing material is provided. No warranty is expressed or implied as to whether the roof leaks or is subject to future leakage. The only way to make a judgement regarding the roof weather tightness is to observe the roof during a prolonged rainfall which is usually not the situation at a home inspection. Due to varying insurance standards, it is recommended that your insurance company be contacted regarding insurability of the roof. Insulation and ventilation are also covered in the section. The inspection will include the insulation and vapor retarders; ventilation of the attic and foundation area, including mechanical ventilation systems. The report will describe the insulation and vapor retarders and also the absence of insulation. **Insulation is not disturbed during the inspection process.**

🔧 STYLES & MATERIALS: ROOFING/ATTIC

Inspection Method:

Viewed from a ladder

Roof Limitations:

See Standards of Practice

Roof Style:

Conventional Pitch 4/12+

Roof Covering:

Asphalt shingles (architectural)

Flashing Material:

Other

Gutter Material:

Metal

Roof Structure:

Attic is full size

Conventional framing

Roof sheathing OSB/plywood/
dimensional lumber

Framing Member Dimensions:

2x8

Attic Insulation Material:

Fiberglass blown

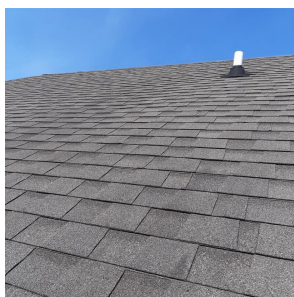
Attic Insulation Depth:

more than 12 inches

👁️ ITEMS: ROOFING/ATTIC

3.0 ROOF COVERING CONDITION

Roof covering appears serviceable; within useful life



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)

3.1 ROOF ADDITIONAL COMMENT

Roof age determination is not an exact science. Many factors are used to determine the need for replacement. 3-tab asphalt shingles have a normal life span of 25 to 30 years and rolled roofing has a normal life span of 5 years. The preferred method for a roof inspection is to physically walk the roof. However, should the roof pitch be 5/12 or greater... or not walked due to other considerations, safety and roof damage become concerns. Therefore, roofs with a greater than 5/12 pitch or other considerations are not normally walked. In those instances, Standards of Practice allow for a roof inspection via ladder or binoculars. Roof penetrations for roofs which are not physically walked cannot be completely inspected and may require the inspection by the applicable trades person.

3.2 FLASHING MATERIAL CONDITION

Neoprene seal appears to be damaged at right side of structure. Sheathing has a radiant barrier on its underside in attic which conceals material. Cannot determine if an active leak exists. Roof leak potential. Recommend repair by licensed roofing contractor.



3.2 Item 1 (Picture)



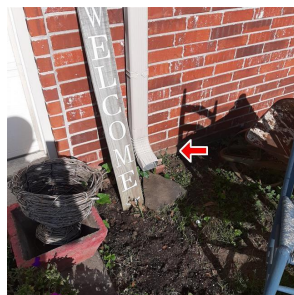
3.2 Item 2 (Picture)

3.3 GUTTERS AND DOWNSPOUTS

(1) Recommend extensions on downspouts to steer water away from foundation.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)



3.3 Item 3 (Picture)



3.3 Item 4 (Picture)



3.3 Item 5 (Picture)

(2) Front downspouts run to pop-up in front yard



3.3 Item 6 (Picture)

(3) No deflectors installed on guttering at valleys. Recommend installation to help prevent water from running over the guttering .

3.4 GUTTERS AND DOWNSPOUTS ADDITIONAL COMMENT

While gutters are recommended for every house, their presence does conceal fascia board or metal. Therefore, if gutters are installed, the fascia board or metal may not be visible for inspection.

3.5 ATTIC - HOW INSPECTED

Attic was accessed via steps in garage

3.6 ATTIC - STAIRS

Appears serviceable

3.7 ATTIC CONDITION

(1) Appears serviceable

Ventilation provided by turbines/vented soffits

(2) Cannot fully inspect. Radiant barrier installed under sheathing between rafters. Impossible to see any damage from leaks.



3.7 Item 1 (Picture)

3.8 ATTIC ADDITIONAL COMMENTS

No attic is fully accessible. Every effort is made to view as much of the attic as possible. Home Inspectors are not required to walk on attic load bearing components (ceiling joists) that are concealed by insulation or other materials or where no walk boards are provided. There are numerous components and systems that may or may not be present in an attic. Should the attic be identified as

partially accessible or not accessible, those systems should also be considered to be not accessible and would need to be inspected by the applicable trades person to determine their serviceability.

3.9 ATTIC INSULATION CONDITION

Appears adequate. Insulation has been previously moved to allow viewing of ceiling joists for heating unit access



3.9 Item 1 (Picture)

3.10 ATTIC INSULATION ADDITIONAL COMMENTS

Home Inspectors do not perform energy audits. Standards of Practice require, at a minimum, the report of the type of insulation or the absence of insulation. There is no requirement to report on the adequacy of insulation or ventilation. Any comments concerning the condition or depth of insulation are for informational purposes only. Many utility companies offer an energy audit as a free service. We recommend that you take advantage of this service, if available.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Even a roof that appears to be in solid, functional condition on the day of our inspection may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. We recommend you ask the Sellers to disclose information regarding the roof, and to include comprehensive roof coverage in your home insurance policy. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please refer to the seller's disclosure in reference to the roofing system, age, condition, prior problems, etc. Only the seller would have intimate, accurate knowledge of the roofing system based on a period of time in years as compared to a one time inspection.

🏠 4. PLUMBING

📋 DESCRIPTION

Within this section, you will find the inspector has inspected the interior water supply and distribution system including all fixtures and faucets; the drain, waste and vent systems, flues and chimneys; water heating equipment and the hot water supply system; fuel storage and distribution systems; and drainage sumps, sump pumps and related piping. You will find a description of the water supply, drain, waste and venting materials; the water heating equipment including the energy source; and the location of the main water and fuel shut-off valves. Water condition quality testing is not provided during a normal inspection. Components excluded from the inspection and this report are underground piping; clothes washing machine connections; not readily accessible flue interiors or chimneys; wells, well pumps or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; and private waste disposal systems.

🔧 STYLES & MATERIALS: PLUMBING

Main Water Line Material:

Not determined

Supply Line Material:

Copper
Combination of materials
Poly

Drain and Waste System Material:

PVC

Plumbing Water Distribution Material (inside home):

Copper

Water Heater Location:

Garage

Water Heater Size and Type:

50 gallon
Electrical

Water Heater Manufacturer:

American
Serial #: 0644141414

Water Heater Date of Manufacture:

2006

Washer Drain Size:

2" Diameter

👁️ ITEMS: PLUMBING

4.0 WATER METER LOCATION

The main shut off is located outside in the ground. Mud has built up around meter and it isn't visible as date of inspection.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)

4.1 MAIN WATER LINE ADDITIONAL COMMENT

Unless otherwise indicated, the water shut-off is at the water meter.

4.2 MAIN LINE SERVICE CONDITION

Appears serviceable

4.3 SUPPLY LINE CONDITION

Appears serviceable

Shut-off valve is not tested during home inspection

No evidence of active leak at this time, recommend monitoring in future

Not fully visible

4.4 DRAIN AND WASTE SYSTEM CONDITION

Appears serviceable

Lines not fully visible , cannot inspect concealed piping

4.5 DRAIN AND WASTE SYSTEM ADDITIONAL COMMENTS

Every effort is made to flow enough water to test drainage. Building drain lines, from the building to the city or private sewer, are impossible to inspect because they are concealed. The manufacturer of plastic vent pipes recommends that pipes exposed to the sun be painted to hinder deterioration.

4.6 TRAP CONDITION

Appears serviceable

4.7 VENTS SYSTEM

See comments in roof flashings and bathroom vents

4.8 WATER HEATER CONDITION (1)

(1) Water shutoff valve is installed

Temperature pressure relief valve noted but not tested

Temperature pressure relief drain line noted

(2) No emergency drain pan provided. Water heater is adjacent to living area at a higher elevation. A drain pan is recommended with a drain line to the exterior.



4.8 Item 1 (Picture)

(3) Water Heater is original to structure. This unit had a 6 year warranty originally. At later stages of life expectancy. As of date of inspection, unit was operating and there is nothing to indicate imminent failure. Monitor.

4.9 WATER HEATER ADDITIONAL COMMENTS

Information only : The normal life expectancy of a conventional water heater is 8 to 12 years, but may extend to 15-25 years depending upon many factors such as water quality, preventive maintenance, etc. It is recommended that flammable personal items not be stored within 3 feet of a water heater, due to this being a fire hazard. It is common practice of water heater installers to use a silver metal tape at vent pipe joints. This installation practice makes it impossible to verify properly screwed or attached joints.

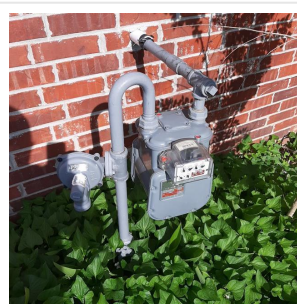
4.10 HOSE FAUCETS

(1) HOSES SHOULD BE DISCONNECTED FROM FAUCETS DURING COLD WEATHER AS THIS MAY CAUSE THEM TO FREEZE.

(2) Representative sample operated ; appears serviceable

4.11 FUEL SYSTEM

(1) Gas meter is located at : Right side of structure



4.11 Item 1 (Picture)

(2) System appears serviceable

Fuel lines are not fully visible

Home Inspectors cannot inspect concealed lines

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. HEATING/VENTILATION

DESCRIPTION

Within this section, you will find that the inspector has opened readily accessible access panels; has inspected installed heating equipment with its associated vent systems, flues and chimneys; central and through-the-wall air conditioning equipment and its associated distribution system. There is a description of the energy sources and the heating and air conditioning system's distinguishing characteristics. The heat exchanger component of a gas furnace cannot be fully inspected without unit disassembly which is not a part of a home inspection. We recommend to contact a licensed heating contractor to service the unit. Some furnaces are designed in a manner that makes inspection virtually impossible. Pilot lights are not lit and safety devices are outside the scope of an inspection. Asbestos identification is also outside the scope of an inspection. Thermostat calibration and timing functions are not determined. Adequacy, capacity, efficiency or distribution throughout the house cannot be determined by a visual inspection. It is advisable for the client to schedule a thorough inspection by a licensed heat and air contractor. Normal yearly service and maintenance is recommended. The inspection and description of fireplace and solid fuel burning appliance system components is included in this section.

STYLES & MATERIALS: HEATING/VENTILATION

Heating System Location:

Attic
Exterior of House

Heating System Type:

Forced Air
Electric Air Handler
Heat Pump Forced Air (also provides cool air)

Heating System Energy Source:

Electric

Heat System Manufacturer/Serial #:

AMERICAN STANDARD
Serial # : 6233BXG6V

Heat System Date of Manufacture:

2006

Fireplace/Space Heater/Wood Stove Description:

Non-vented gas logs

Filter Type:

Disposable

Filter Size:

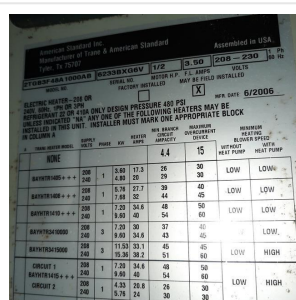
24x24x1

ITEMS: HEATING/VENTILATION

5.0 HEATING SYSTEM CONDITION

(1) Appears serviceable

Ignition source is electric



5.0 Item 1 (Picture)

(2) Manufacture date of Air Handler/Emergency Heat in attic is 2006. Unit does operate properly as of date of inspection. I recommend to maintain a service contract on the unit (as well as the Heat Pump) to extend life of unit as long as possible. Units of this age are typically nearing the end of their service life, but can last longer with proper servicing. I did not see or hear anything unusual the date of inspection that would lead me to believe either unit is near imminent failure.

5.1 BLOWER FAN

Appears serviceable

5.2 AIR PLENUM

Appears serviceable

Portions of the air plenum are not accessible for inspection.

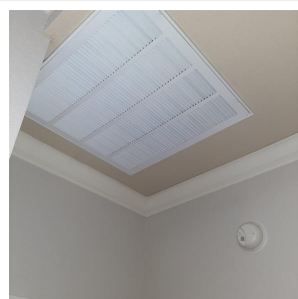
5.3 AIR FILTER

(1) Left Hallway 24x24x1



5.3 Item 1 (Picture)

(2) Off Master Bedroom 24x24x1



5.3 Item 2 (Picture)

5.4 THERMOSTAT

Appears serviceable

5.5 DUCTS, REGISTERS, AND GRILLES

Appears serviceable

5.6 HEATING SYSTEM ADDITIONAL COMMENTS

Information only: The normal life expectancy of a heating/ventilating and cooling system is 8 to 15 years. Life expectancy can be affected by many factors such as proper maintenance, etc. It is recommended that filters be changed monthly and that a maintenance contract be placed on the system, so that a licensed HVAC technician can ensure proper operation. We recommend that, if your system is more than 5 years old, you consider having an HVAC technician perform a summer/winter tune-up to ensure proper operation. Only a small portion of the furnace heat exchanger can be seen within the furnace and is therefore not completely inspected. Obvious heat exchanger problems (excessive rust, etc.) will be reported and any condition that may indicated the possibility of a cracked heat exchanger will be reported.

5.7 FIREPLACES/SPACE HEATERS/WOOD STOVES

Recommend cleaning to remove dust.



5.7 Item 1 (Picture)

5.8 FIREPLACES/SPACE HEATERS/WOOD STOVES ADDITIONAL COMMENTS

Flammable material should be kept a minimum of 3 feet away from fireplaces, space heaters and wood stoves due to the fire hazard. These components should be cleaned once a year at the same time that the chimney is cleaned by a technically qualified and licensed chimney sweep. The National Fire Prevention Association recommends, as do we, that fireplace systems be inspected by a technically qualified and licensed chimney sweep upon transfer of the property or any event that may have damaged the fireplace, space heater or wood stove.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 6. AIR CONDITIONING/FANS

📄 DESCRIPTION

Within this section, you will find that the inspector has opened readily accessible access panels; has inspected installed heating equipment with its associated vent systems, flues and chimneys; central and through-the-wall air conditioning equipment and its associated distribution system. There is a description of the energy sources and the heating and air conditioning system's distinguishing characteristics. The heat exchanger component of a gas furnace cannot be fully inspected without unit disassembly which is not a part of a home inspection. We recommend to contact a licensed heating contractor to service the unit. Some furnaces are designed in a manner that makes inspection virtually impossible. Pilot lights are not lit and safety devices are outside the scope of an inspection. Asbestos identification is also outside the scope of an inspection. Thermostat calibration and timing functions are not determined. Adequacy, capacity, efficiency or distribution throughout the house cannot be determined by a visual inspection. It is advisable for the client to schedule a thorough inspection by a licensed heat and air contractor. Normal yearly service and maintenance is recommended. The inspection and description of fireplace and solid fuel burning appliance system components is included in this section.

✂ STYLES & MATERIALS: AIR CONDITIONING/FANS

Air Conditioner Location:

Outside at left of home

Air Conditioning Description:

Central
Heat Pump Forced Air (also provides warm air)

Air Conditioning Power Source:

220

Central Air Manufacturer:

TRANE
Serial # : 6275XXX4F

Central Air Date of Manufacture:

2006

Size of Unit:

4 tons

Return Air Temperature:

67 F

Air Temperature Drop:

12 F

👁 ITEMS: AIR CONDITIONING/FANS

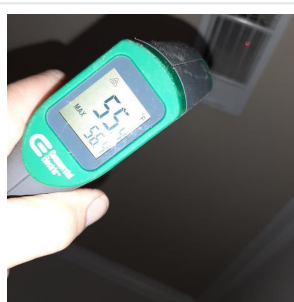
6.0 AIR CONDITIONING SYSTEM CONDITION

(1) Appears serviceable

Emergency drain pan appears serviceable (required if evaporator coil in attic). Float switch installed in drain pan.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)

(2) Manufacture date of Heat Pump is 2006. Unit does operate properly as of date of inspection in "heat" and "cool" modes. I recommend to maintain a service contract on outside unit (as well as the Emergency heat in attic) to extend life of unit as long as possible. Units of this age are typically nearing the end of their service life, but can last longer with proper servicing. I did not see or hear anything unusual the date of inspection that would lead me to believe either unit is near imminent failure.

6.1 AIR CONDITIONING SYSTEM ADDITIONAL COMMENTS

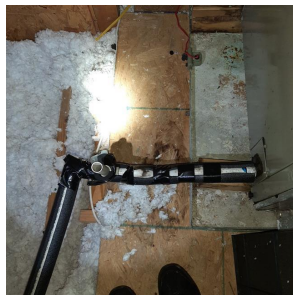
Air conditioning units should not be operated when the outdoor temperature is below 65 degrees, if it has not been 65 degrees for the past 24 hours, or if the electricity at the house has not been on for at least 12 hours. Operation of the air conditioner under these conditions can cause "slugging" which can ruin the compressor. Information only: The normal life expectancy of a heating/ventilating and cooling system is 8 to 15 years. Life expectancy can be affected by many factors such as preventative maintenance, etc. It is recommended that filters be replaced monthly and that a maintenance contract be placed on the system, so that a licensed HVAC technician can ensure proper operation. We recommend that you consider having an HVAC technician perform a summer/winter tune-up on your system, should it be more than 5 years old. Air conditioning units installed in the attic (evaporator coils) require an emergency drain pan and drain line. As a secondary line of defense, in case the emergency drain line should become plugged, it is suggested that consideration be given to the installation of an emergency float switch.

6.2 CONDENSATE LINE

Condensate line not fully visible; unable to fully inspect. Line terminates at soffit, right side of home.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 7. ELECTRICAL SYSTEM

📋 DESCRIPTION

ELECTRICAL REPAIRS SHOULD BE ACCOMPLISHED BY A LICENSED ELECTRICIAN AS THIS IS A LIFE SAFETY CONCERN. Within this section, you will find the inspector has inspected the service drop; service entrance conductors, cables and raceways; service equipment and main disconnects; service grounding; interior components of the service panel and sub-panels; conductors; a representative number of installed light fixtures, switches and receptacles; and the ground fault circuit interrupters. Representative number means one component per room for multiple similar components. A description is provided for the amperage and voltage rating of the service; the location of the main disconnect and sub-panels; the presence of solid conductor aluminum branch circuit wiring; the presence or absence of smoke detectors and the wiring methods. Wiring method is the identification of electrical conductors or wires by their general type such as copper, knob and tube, etc. Aluminum wiring requires periodic inspection and maintenance by a licensed Electrician. Light bulbs are not changed during the inspection. Smoke alarms should be installed in all bedrooms and in community areas and tested regularly. Smoke alarms connected to an alarm system are not tested.

✂️ STYLES & MATERIALS: ELECTRICAL SYSTEM

Service Drop and Entrance

Type:
Underground
110/220 Volts

Panel Location:

Exterior

Main Breaker Amperage:

200 amp

Distribution System Entrance

Cable:
Not Determined

Branch Wiring:

Copper

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

👁️ ITEMS: ELECTRICAL SYSTEM

7.0 SERVICE DROP AND ENTRANCE CONDITION

Underground service; cables not fully visible

7.1 SERVICE DROP AND ENTRANCE ADDITIONAL COMMENTS

Grounding rods are normally not completely visible or not visible at all. Their adequacy to perform their intended function cannot be determined during a home inspection. Proper grounding is verified with the testing of a representative number of electrical outlets throughout the house interior and exterior.

7.2 ELECTRICAL PANEL CONDITION

Appears serviceable

The electrical shut-off is located in the electrical panel.

Circuit breakers and wiring appear to be adequate; AFCI breakers present for bedrooms

Grounding systems appears to be adequate



7.2 Item 1 (Picture)

7.3 ELECTRICAL PANEL ADDITIONAL COMMENTS

Information: Electrical panels (circuit breaker box or fuse box) should have no personal items stored within 3 feet to the sides and front of the panel cover. This is necessary so that entry can be gained in an emergency. Ground Fault Circuit Interrupters (GFCI) and ARC Fault Circuit Interrupters (AFCI) are safety devices that have only become required in homes in the last few years. Any recommendation to have these safety devices is due to our concern for you and your family's safety. GFCIs provide accidental shock protection in potentially hazardous areas where grounding could occur easily. Their presence serves to ensure the continued safety of occupants. 75 milliamps of electricity will kill a man; 30 milliamps will kill a woman or child. A GFCI will trip when it senses a 4 to 6 milliamp fault. GFCIs protect people. AFCIs protect the house circuits, thus preventing fires. Permanently connected light fixtures are a source of fires, injuries and deaths. Periodically inspect light fixtures for damage or deterioration and ensure that the type and wattage of light bulbs do not exceed label directions. AFCIs,, other than their presence/absence, are only inspected in unoccupied buildings. Exterior lighting is not tested during a home inspection.

7.4 BRANCH WIRING

Appears serviceable

7.5 SWITCHES AND OUTLET CONDITION

Fluorescent lights under kitchen cabinets by sink current not operable/missing bulb. I believe the controlling switch is the far right on the 3 gang behind sink. Recommend further testing/bulb replacement.



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)

7.6 DISTRIBUTION SYSTEM ADDITIONAL COMMENTS

See GFCI comments in "Electrical Panel Additional Comments" concerning information about GFCI circuits. Those comments apply to circuit breakers and outlets.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 8. INTERIORS

📋 DESCRIPTION

Within this section, you will find that the inspector has inspected the walls, ceilings and floors; steps, stairways and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows; and garage doors and the operators. Wall structure condition cannot be inspected due to wall coverings, paneling and stored personal items. Only the visible portion of floors can be inspected. Cosmetic deficiencies are normally not included in the report as those types of deficiencies are usually normal wear and tear. It is recommended that all fireplaces and wood burning appliances be cleaned and inspected on a regular basis.

🔧 STYLES & MATERIALS: INTERIORS

Window Type:

Vinyl

Window Manufacturer:

UNKNOWN

Ceiling Material:

Drywall

Wall Material:

Drywall

Floor Material:

Wood
Ceramic or Quarry Tile
Carpet

Interior Doors:

Hollow core
Raised panel

Cabinetry:

Wood

👁️ ITEMS: INTERIORS

8.0 INTERIOR DOOR CONDITION

Appears serviceable

8.1 WINDOW CONDITION

Window will not latch properly in hall bedroom. Adjustment/repair needed. This is a security issue.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)



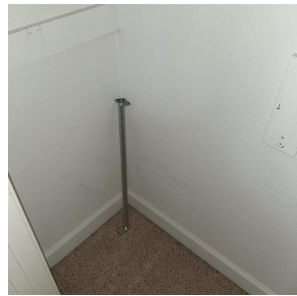
8.1 Item 3 (Picture)

8.2 WINDOW CONDITION ADDITIONAL COMMENTS

Occupied houses and their associated stored personal items make the operation and inspection of some windows not possible. Every effort is made to operate every window possible.

8.3 WALL CONDITION

Closet in bedroom off hallway has a rod that has been detached. Recommend reinstall if Client sees fit.



8.3 Item 1 (Picture)

8.4 WALL CONDITION ADDITIONAL COMMENTS

The installation of wallpaper and similar type wall coverings conceals the wall surface which may also conceal defects. The wall structure cannot be determined due to the application of the finish materials, such as drywall.

8.5 CEILING CONDITION

Appears serviceable

8.6 FLOOR CONDITION

Appears serviceable

8.7 FLOOR CONDITION ADDITIONAL COMMENTS

The installation of finished flooring makes the inspection of subfloor materials impossible. Occupied houses and their associated stored personal property make the inspection of the floor material beneath the items impossible to inspect. Any deficiencies discovered after the removal of the personal property is not within the scope of a home inspection. Should finished flooring be removed, you can expect to discover concrete cracks up to 1/4 inch in width. This cannot be determined during a home inspection.

8.8 SMOKE/CARBON MONOXIDE DETECTORS

Detectors present.

8.9 SMOKE/CARBON MONOXIDE DETECTORS ADDITIONAL COMMENTS

Information only: It is recommended that smoke detector batteries be changed no less than twice each year (normally as the time changes). The useful life of most smoke detectors is ten years. We recommend replacement before the end of the smoke detector's useful life. Also, we recommend that a household fire extinguisher be placed in the kitchen and that you receive instructions on its use. A carbon monoxide detector is recommended in houses with attached garages/carports even if the house is all electric. A carbon monoxide detector is also recommended in houses with gas or wood burning appliances. The useful life of most carbon monoxide detectors is five years. We recommend carbon monoxide detectors be replaced before the end the useful life.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 9. KITCHEN/LAUNDRY/UTILITY ROOM

📋 DESCRIPTION

The home inspector shall observe and operate only the very basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances are not moved during a inspection.

✂️ STYLES & MATERIALS: KITCHEN/LAUNDRY/UTILITY ROOM

Kitchen Sink Type:

Stainless Steel

Disposer Manufacturer:

UNKNOWN

Serial # : 06091967608

Range/Oven Type and Manufacturer:

Electric

Free Standing

GENERAL ELECTRIC

Serial # : VL275120Q

Built in Microwave

Manufacturer:

KITCHEN AIDE

Serial # : TR80210362

Range Hood Type/

Manufacturer:

Internal

KITCHEN AIDE

Serial # : TR80210362

Refrigerator Manufacturer:

GENERAL ELECTRIC

Serial # : FM438050

Dishwasher Manufacturer:

GENERAL ELECTRIC

Serial # : VL764658B

Countertops Type:

Granite

Laundry/Utility Room

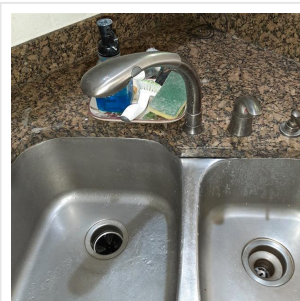
Location:

Garage Entry Door

👁️ ITEMS: KITCHEN/LAUNDRY/UTILITY ROOM

9.0 KITCHEN SINK/FAUCET CONDITION

[Slight faucet drip. Recommend repair or replacement as Client sees fit.](#)



9.0 Item 1 (Picture)

9.1 GARBAGE DISPOSAL

Appears serviceable

9.2 RANGES/OVENS/COOKTOPS

No anti-tilt device installed. THIS IS A SAFETY ISSUE.



9.2 Item 1 (Picture)

9.3 MICROWAVE

Appears serviceable

9.4 RANGE HOOD/VENTILATION

Appears serviceable

9.5 REFRIGERATOR

Appears serviceable

9.6 ICE MAKER

Ice maker not tested; beyond ASHI Standards of Practice

9.7 DISHWASHER

Appears serviceable; bottom panel missing as of date of inspection.

9.8 COUNTERTOPS

Appears serviceable

9.9 CABINETS

Appears serviceable

9.10 LAUNDRY/UTILITY ROOM

Plumbing appears serviceable

Dryer vent is provided

220 volts provided and appears serviceable

9.11 LAUNDRY/UTILITY ROOM ADDITIONAL COMMENT

Additional Comments: Should a washing machine be installed at time of inspection, it is impossible to determine if the faucets that serve the washer leak due to the hose connection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 10. BATHROOM (1)

📄 DESCRIPTION

While shower pans are visually inspected, leaks normally do not show except during shower use. Grouting and caulking should be maintained as a matter of routine maintenance.

✂ STYLES & MATERIALS: BATHROOM (1)

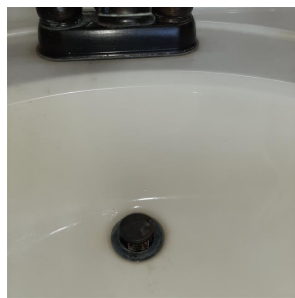
Bathroom Location (1):

Master bedroom

👁 ITEMS: BATHROOM (1)

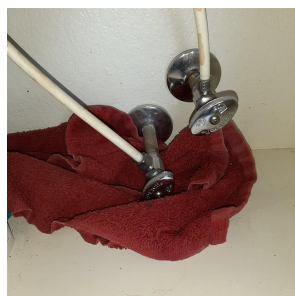
10.0 SINK CONDITION

- (1) Cannot fully inspect below sink due to stored personal items
- (2) Drain stopper inoperative at left sink. Recommend adjustment.

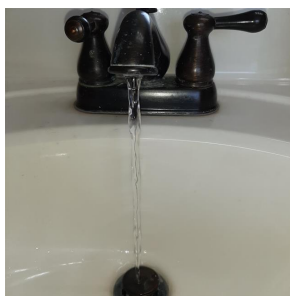


10.0 Item 1 (Picture)

- (3) Hot water pressure at left faucet is slightly lower than the cold water pressure. There was a towel placed under hot water shutoff at date of inspection. No leaks visible as of date of inspection. Home Inspectors do not operate shut off valves.



10.0 Item 2 (Picture)



10.0 Item 3 (Picture)

(4) Right faucet appears serviceable. Some stains under sink at right side but no leaks/drips as of date of inspection. Monitor.



10.0 Item 4 (Picture)

10.1 VANITY CONDITION

Vanity appears serviceable

10.2 COMMODE CONDITION

Appears serviceable

10.3 TUB AND SHOWER AREA

(1) Tub and shower are separate units

Jetted tub installed

(2) Rear jet is slower than other jets. Other jets appear serviceable. Drain stopper has been removed but can be set in place.

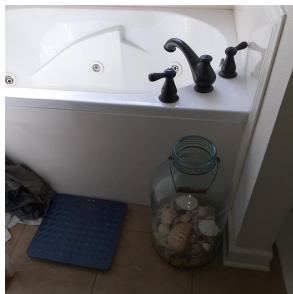


10.3 Item 1 (Picture)

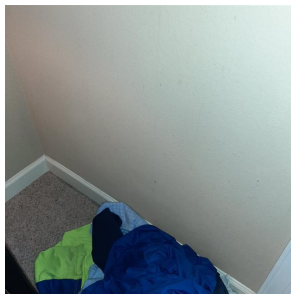


10.3 Item 2 (Picture)

(3) No access to jetted tub components. Recommended.



10.3 Item 3 (Picture)



10.3 Item 4 (Picture)

(4) GFCI to jetted tub located in closet.

10.4 VENTILATION SYSTEM

Exhaust vents terminate in attic. this could lead to moisture problems in the attic. Monitor. If any moisture signs become apparent, it is recommended to vent to exterior.



10.4 Item 1 (Picture)

10.5 GFCI RECEPTACLES

Installed

🏠 11. BATHROOM (2)

📄 DESCRIPTION

While shower pans are visually inspected, leaks normally do not show except during shower use. Grouting and caulking should be maintained as a matter of routine maintenance.

✂ STYLES & MATERIALS: BATHROOM (2)

Bathroom Location (2):

Hall

👁 ITEMS: BATHROOM (2)

11.0 SINK CONDITION

(1) Drain appears serviceable

Cannot fully inspect below sink due to stored personal items

(2) Stopper at left sink needs adjustment.

11.1 VANITY CONDITION

Vanity appears serviceable

11.2 COMMODE CONDITION

Appears serviceable

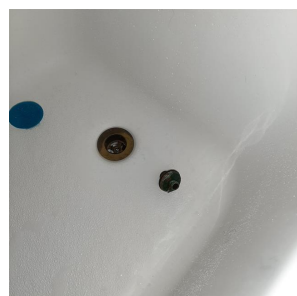
11.3 TUB AND SHOWER AREA

Tub and shower are same unit

Stopper detached but can be set in place

Shower head appears serviceable

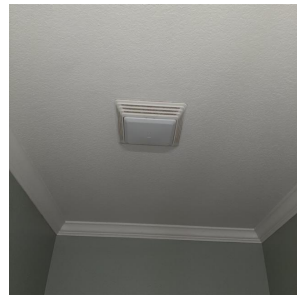
Tub/shower walls appear serviceable



11.3 Item 1 (Picture)

11.4 VENTILATION SYSTEM

(1) Vent fan makes louder noise but still appears functional. Monitor.

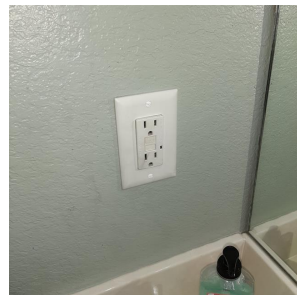


11.4 Item 1 (Picture)

(2) Exhaust vents terminate in attic. this could lead to moisture problems in the attic. Monitor. If any moisture signs become apparent, it is recommended to vent to exterior.

11.5 GFCI RECEPTACLES

GFCI outlet installed.



11.5 Item 1 (Picture)

12. GARAGE/CARPORT

DESCRIPTION

The adequacy of the firewall rating is beyond the scope of this inspection. We recommend that all flammable materials be removed from the attached garage area.

STYLES & MATERIALS: GARAGE/CARPORT

Type:

Garage

Location:Attached
2-car

ITEMS: GARAGE/CARPORT

12.0 ROOF CONDITION

Same as house

See house roof report

12.1 GARAGE FLOOR CONDITION

Stored items prevent full inspection

12.2 FIRE WALL CONDITION

Appears serviceable

12.3 FIRE WALL CONDITION ADDITIONAL COMMENTS

If attic has a pull down staircase for access, these are not normally fire rated and therefore do not offer fire resistance. Recommend the pull down stairs have sheetrock installed.

12.4 GARAGE DOOR CONDITION

Appears serviceable

12.5 GARAGE DOOR CONDITION ADDITIONAL COMMENTS

All garage doors, since 1982, are required to have an auto-reverse function. All garage doors, since 1993, are required to have "infrared eyes" installed. These safety devices are inspected during the garage door opening/closing inspection. It is recommended that these functions be tested at least monthly by the owner to ensure their operation.

🏠 13. GROUNDS

📋 DESCRIPTION

Inspection does not address or include any geological conditions. A geologist or soil engineer may need to be consulted. Reference to grading applies only to immediately adjacent to the house. We recommend to contact the seller concerning any knowledge of foundation or structural problems.

🔧 STYLES & MATERIALS: GROUNDS

Driveway Type:

Concrete

Sidewalk Type:

Concrete

Porch/Cover Type:

Same as house

Patio/Decks Type:

Concrete

Fences and Gates Type:

Wood

Metal

👁️ ITEMS: GROUNDS

13.0 DRIVEWAY

Appears serviceable

Typical cracks noted

13.1 SIDEWALKS

Appears serviceable

13.2 LANDSCAPING

(1) Plants should be trimmed at least 12 inches from structure



13.2 Item 1 (Picture)

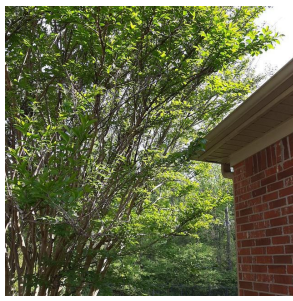


13.2 Item 2 (Picture)

(2) Trees overhanging or touching roof; Damage is possible; Recommend trimming



13.2 Item 3 (Picture)



13.2 Item 4 (Picture)

13.3 SITE GRADING

General slope

13.4 PORCH/COVER CONDITION

Appears serviceable

13.5 PATIO/DECK CONDITION

Appears serviceable

13.6 FENCES AND GATES CONDITION

Appears serviceable
